



TOWN OF WEST HARTFORD

AGENDA ITEM SUMMARY

To: Town Council
From: Matt Hart, Town Manager
Date: December 12, 2017
CC: Pat Alair, Kimberly Boneham, Mark McGovern
Subject: Resolution Regarding the Purchase of the University of Connecticut-West Hartford Campus Property (475)

Background: On July 11, 2016, the Town executed a Purchase and Sale Agreement with the University of Connecticut and submitted a \$250,000 nonrefundable deposit to the acquisition of the 58 acre parcel. Seven extensions of the due diligence period have been granted by the University so that the Town could complete its investigation of the land and its five buildings. Recently, the University notified that Town it did not intend to grant an eighth extension when the due diligence period expires on December 15, 2017.

The Town took a comprehensive approach to the due diligence and learned a great deal about the property. Environmental contamination was discovered in the land and buildings and the results of Town testing were made known to the University, which is now performing additional sampling and testing. The results of this testing, and the estimated costs to remediate the property, will not be known by December 15.

At this point, members of the Ad-Hoc Community and Economic Development Subcommittee recommend terminating the contract and initiating a community engagement process to solicit feedback on redevelopment options for the property. The Subcommittee intends to utilize the feedback to attract a development partner which could pursue a direct purchase from the University.

Operational Impact: N/A

Financial Impact: At a later date, funds will need to be appropriated for community engagement, development advisory and outside counsel services.

Legal Review: The attached resolution has been prepared by the Corporation Counsel's office.

Project Schedule: TBD

Recommendation: Members of the Ad-Hoc Community and Economic Development Subcommittee recommend that the Council terminate the Purchase and Sale Agreement and initiate a community engagement process to identify the preferred re-use of the property.

Attachments: Resolution Regarding the Purchase of the University of Connecticut-West Hartford Campus Property

**RESOLUTION REGARDING THE PURCHASE OF THE UNIVERSITY OF
CONNECTICUT-WEST HARTFORD CAMPUS PROPERTY**

WHEREAS, in July, 2016 the Town of West Hartford entered into an agreement with the University of Connecticut to purchase the University's West Hartford campus; and

WHEREAS, since the execution of the agreement the University has granted seven extensions of the due diligence period so that the Town could complete its investigation of the property; and

WHEREAS, the University recently notified the Town that an extension of the due diligence date beyond December 15, 2017 would not be granted; and

WHEREAS, it is not possible for the Town to obtain sufficient information regarding environmental conditions, and estimated costs related to those conditions, by the due diligence date; and

WHEREAS, as a result the Ad-Hoc Economic Development Subcommittee has reached a consensus that the Purchase and Sale Agreement with the University should be terminated; and

WHEREAS, in recognition of the property's importance the Town Council desires to engage in a process that solicits feedback from the community on redevelopment options for the property;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD that the Town Manager is authorized to terminate the Purchase and Sale Agreement between the Town of West Hartford and the University of Connecticut; and

BE IT FURTHER RESOLVED that the Ad-Hoc Economic Development Subcommittee shall initiate a community engagement process to solicit feedback on redevelopment options for the property to attract a development partner that can pursue a direct purchase from the University.

(Dodge, Barnes, Wenograd)
12/12/2017